THE E 25 AC OF THE NW1/4 OF NW1/
590-198, 592-584, QC 1043-934, D

SCOTT BENJAMIN JOHN/HAMILTON SAVANNAH S
PO BOX 3095, C/O HELEN B MOORE
HIGH SPRINGS, FL 32655-3095

2026

09-7S-17-09963-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

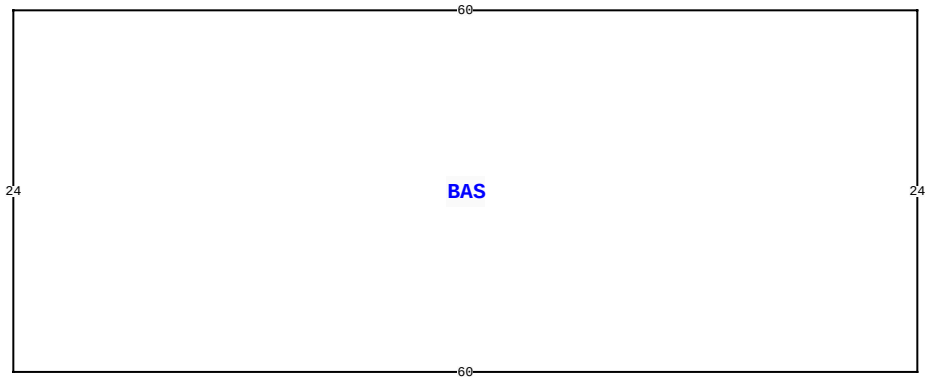
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 9717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	37,947
TOTALS	1,440			1,440	37,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	109.8000	65.88	94,867	1992	1992	0	0	0	60.00	40.00

4 MOBILE HME 10% - 2014 Heated Area: 1440 HX Base Yr 2014



116 SW MACNISH CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,947
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		57,267
SOH/AGL Deduction		11,440
ASSESSED VALUE		45,827
TOTAL EXEMPTION VALUE	HA HAB SX	9,179
BASE TAXABLE VALUE		36,648
TOTAL JUST VALUE		146,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19486	M H	125	04/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/0934	4/13/2005	QC	Q	I	06	100
GRANTOR: VIRGINIA "GINGER" HOL						
GRANTEE: VIRGINIA SCOTT & HE						
0592/0584	5/23/1986	QC	Q	I	06	127
GRANTOR: MAMIE MCNISH						
GRANTEE: BENJAMIN GINGER HER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	10	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0261	PRCH, UOP	0	10	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0294	SHED WOOD/	0	10	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	9945	Well/Sept	0	10	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	10		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	280.00	280.00	6,720							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	96,000							

REVIEW DATE 11/17/2017 BY BC Total Acres: 25.00 Total Land Value: 10,720 Market: 96,000 Agricultural: 6,720 Common: 4,000 PRINTED 11/18/2025 BY SYS